



111 EGLOS ROAD
SHORTLANESEND
TR4 9DR

Philip Martin

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS

Philip Martin



111 EGLOS ROAD SHORTLANESEND TRURO TR4 9DR

EXTENDED FOUR BEDROOM HOUSE IN POPULAR
RESIDENTIAL LOCATION

This four bedroom semi-detached house is situated in the popular village of Shortlanesend, enjoying wonderful countryside views to the rear yet is within walking distance of the village amenities. The property has been extended and modernised during the current ownership to create a fantastic family home.

In all, the accommodation includes; sitting room, kitchen/dining room, four bedrooms and a bathroom. There is a generous enclosed rear garden with a versatile summerhouse, a single garage and off road parking.

Internal viewing is highly recommended to appreciate the quality and size of this dwelling.

EPC - D. Freehold. Council Tax - C.

GUIDE PRICE £425,000

Philip Martin

PHILIP MARTIN

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THE PROPERTY

111 Eglos Road is a four bedroom semi-detached house situated in the convenient village of Shortlanesend. The property is within walking distance of the amenities on offer in the village as well as close proximity to Truro and the A30. The dwelling has been within the same ownership for many years and has been extended and modernised wonderfully over the years to create a fantastic, spacious family home. In all, the accommodation includes; entrance hallway, open plan kitchen/dining room, and sitting room to the ground floor with four bedrooms and a bathroom to the first floor. There are gardens to the front and rear, laid to lawn with the rear garden enjoying plenty of privacy as well as a useful, versatile outbuilding that could be used as a studio/home office. There is also a garage in a block nearby.

SHORTLANESEND

Shortlanesend is situated just two miles north west of Truro on the B3284 connecting the city with the main A30. The A30 provides easy access to all parts of the county; whilst in Shortlanesend there is a post office/shop, pub, primary school in the village providing facilities for daily needs. In nearby Truro there is a fine shopping centre and all other attributes of a thriving city and a good selection of private and state schools and main line railway link to London (Paddington).

In greater detail the accommodation comprises (all measurements are approximate):

GROUND FLOOR

ENTRANCE HALLWAY

With stairs leading to the first floor and doors into;

SITTING ROOM

6.38m x 3.94m (20'11" x 12'11")

A large, dual aspect sitting room with window to the front and double doors opening out onto the rear patio. Feature fireplace housing wood burning stove.



KITCHEN/BREAKFAST ROOM

7.19m x 5.44m (23'7" x 17'10")

A large L shaped kitchen/dining room; again allowing for plenty of natural light with windows to front and rear, as well as double doors opening out onto rear patio. The kitchen comprises a range of base and eye level units with worktops over and tiled splashbacks. Feature central island with electric

hob and breakfast bar. Inset sink and drainer, integrated electric oven and dishwasher. Space for fridge/freezer and substantial dining table.

FIRST FLOOR

LANDING

Doors into;



BEDROOM ONE

6.37m x 3.93m (20'10" x 12'10")

Dual aspect large bedroom with windows to front and rear. Radiator.

BEDROOM TWO

3.59m x 3.37m (11'9" x 11'0")

Window to front. Radiator.

BEDROOM THREE

3.55m x 3.00m (11'7" x 9'10")

Window to rear. Radiator.

BEDROOM FOUR

2.69m x 2.03m (8'9" x 6'7")

Window to front and fitted cupboard.

BATHROOM

Comprising bath with shower over with vanity hand wash basin and integrated w.c. Obscured window to rear.

OUTSIDE

There is a garage situated in a block to the front of the property with a pathway leading to the front door. There is a front garden laid to lawn with mature trees and shrub boundary along one side with gated side access leading to the rear garden. The rear garden is west facing, enjoying plenty of privacy and the sunny aspect throughout the day; as well as being completely enclosed and therefore perfect for children and pets. It has been beautifully landscaped and comprises a raised patio area to enjoy outdoor dining, as well as a lawn with mature shrubs and plants. There is also a summerhouse.

SUMMERHOUSE

5.33m x 3.32m (17'5" x 10'10")

A useful and versatile outbuilding with light and power connected. Could be utilised as a

summerhouse, home office/studio/workshop or for additional storage.

GARAGE

Extended garage with up and over door.

SERVICES

Mains water, electric and drainage.

N.B

The electrical circuit, appliances and heating system have not been tested by the agents.

COUNCIL TAX

B.

TENURE

Freehold.

DIRECTIONS

Proceeding into Shortlanesend from the Truro direction on the B3284 take the left hand turning into Eglos Road and Northey Close. Take the right hand turning into Eglos Road and follow this road as it bears left and then bear right where the road splits. Number 111 can be found on the right hand side.

VIEWING

Strictly by Appointment through the Agents Philip Martin, 9 Cathedral Lane, Truro, TR1 2QS. Telephone: 01872 242244 or 3 Quayside Arcade, St. Mawes, Truro TR2 5DT. Telephone 01326 270008.

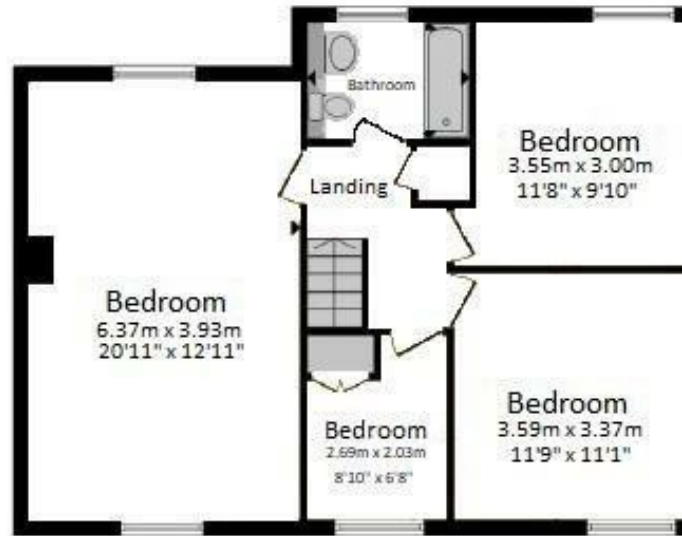
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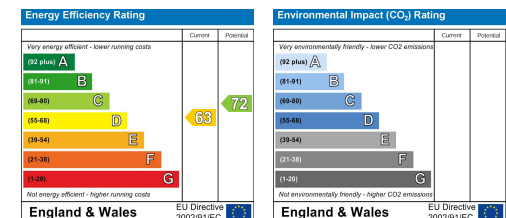
Ground Floor



First Floor



Outbuilding







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